



PLANNING COMMISSION – MARCH 5, 2024 – 6:00PM

City Hall Council Chambers

CASE #SP24-0007

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

1	HODGE EVAN & AMY	40	PATTERSON JAMES N III & ELIZABETH B
2	WEST TOBY L & LUCINDA F	41	ALLRED JAMES R & RENEE L
3	KOEHLER CURTIS & LAURIE	42	TRAGER ERIC T & KELLY
4	RAHE GUEST HAUS LLC	43	JACKSON KAREN L & ROBERT H
5	MECKEL MARJORIE & DENNIS W JR	44	FISCHER C KENT & BETTY T
6	RAHE JAMES JR & TERRI L	45	SCHEER MARY L
7	BUCK WARREN D & TERRY	46	PFEFFERKORN CHRISTINE BERRY
8	VALLS HOLDINGS LTD	47	ARMSTRONG CHARLES Y & RYAN W
9	LJO LIVING TRUST 6-22-2022	48	BEEBE ROGER L & ELEANOR
10	TCRWSJ2 LLC	49	GLADNEY THOMAS M & LISA L
11	BRUNDRETT HEIDI LYNN		LANDRY KATHY & KEITH RVCBL
12	DODD DUSTIN	50	LVNG TRST 1-14-2021
13	MILLS CHRISTOPHER R RVCBL TRST	51	RAY JAMEY
14	BARTEL RANDALL S & DEANA K	52	HARGROVE ROY W & FRANCES V
15	MARTINEZ ROY & PATRICIA	53	CONLON JOHN
16	LARNED JOHNEY & DERINDA	54	HORELKA RODNEY & JILL
17	GRUENE RIVER PROPERTY	55	WORSHAM MARY B
18	GARRISON PAULA	56	VALENTINE GLORIA J
19	JACKSON YVONNE	57	PESEK DARRELL J & AMY L
20	LACY WILES LEE & BEVERLY	58	TRASK GRACE G
21	ETHRIDGE MATTHEW C	59	DAMARODAS PROPERTES LLC
22	JENKINS KATHY S & JERRY K	60	RILEY JAMES C JR
23	ROSE AMY & BRANDON	61	KOEHLER LUCILLE HANZ
24	GRACE PREPARATORY ACADEMY OF NEW BRAUNFELS	62	RIADA PROPERTY OWNERS
25	CAMPA KAREN & ALFRED T	63	WINDLE STEPHEN M
26	KIRMSE MARJORIE E	64	GRIBBLE R MICHAEL
27	MCDONALD EILEEN F	65	DEATS JAMES T
28	COOPER HEATH A & KELLY ANN	66	CARTER PAUL B TRUSTEE
29	CARR THOMAS W & SUSAN	67	BRETZKE DAVE L ET AL
30	GATHRIGHT JEREMY T & ASHLEY R	68	HARLIN GLORIA V
31	CAMPBELL ALISON & ANDREW	69	STANKOVICH DUSHAN & MARY A
32	MSDD INVESTMENTS LLC		SLAVIN ELIZABETH A & THE JOHN M
33	RAHE JACKIE & DANA K	70	FAMILY TRUST
34	BAILEY WELDON D & DIANE M	71	VERAMENDI PE-EMERALD LLC
35	CLUTTER FALLS LLC	72	NEW BRAUNFELS UTILITIES
36	N B RIVERFOREST HOA	73	BECK DAVID
37	BROCKMAN CHRISTOPHER B ET AL		WORD-BORCHERS RANCH REAL
	NOONAN ANDREW T ET AL, ATTN: VERAMENDI PE-FREMANTLE	74	ESTATE LMTD PRTRNSHP
38	LLC	75	VERAMENDI PE-FREMANTLE LLC
39	COMAL COUNTY INVESTORS LLC		

SEE MAP

CONLON JOHN

1481 WHITE WATER RD

NEW BRAUNFELS TX 78132

Property #: 52

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

JACKSON YVONNE
1181 WHITE WATER RD
NEW BRAUNFELS TX 78132

Property #: 19

SP24-0007

Case Manager: ML

FAVOR



OPPOSE



COMMENTS

I Am fine with progress.

BRUNDRETT HEIDI LYNN
645 EDWARDS BLVD
NEW BRAUNFELS TX 78132

Property #: 11

SP24-0007

Case Manager: ML

FAVOR



OPPOSE



COMMENTS

GRIBBLE R MICHAEL
1961 RIADA DR
NEW BRAUNFELS TX 78132
Property #: 64
SP24-0007
Case Manager: ML

COMMENTS

FAVOR ☒
OPPOSE ☐

LACY WILES LEE & BEVERLY
619 CRABAPPLE RD
BLANCO TX 78606
Property #: 20
SP24-0007
Case Manager: ML

COMMENTS

FAVOR ☒
OPPOSE ☐

STANKOVICH DUSHAN & MARY A
6118 OLIVER LOVING TRL
AUSTIN TX 78749

Property #: 69
SP24-0007
Case Manager: ML

COMMENTS

PS.
FAVOR ☒
OPPOSE ☐

RAY JAMEY

5055 GOLD HAVEN DR

RICHMOND TX 77407

Property #: 50

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

Resources do not support
this development.

STANKOVICH DUSHAN & MARY A

6118 OLIVER LOVING TRL

AUSTIN TX 78749

Property #: 68

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

I SUPPORT THE DEVELOPMENT
OF THIS SITE. P.S.

WEST TOBY L & LUCINDA F

951 EDWARDS BLVD

NEW BRAUNFELS TX 78132

Property #: 2

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

We would like to keep the open
country area we moved into.

We don't want anymore traffic on to
become a city limit subdivision.

No thank you !!

GARRISON PAULA

1201 WHITE WATER RD

NEW BRAUNFELS TX 78132

Property #: 18

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

BARTEL RANDALL S & DEANA K

654 EDWARDS BLVD

NEW BRAUNFELS TX 78132

Property #: 14

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

BRUNDRETT HEIDI LYNN

645 EDWARDS BLVD

NEW BRAUNFELS TX 78132

Property #: 11

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

GARRISON PAULA
1201 WHITE WATER RD
NEW BRAUNFELS TX 78132
Property #: 18
SP24-0007
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

BARTEL RANDALL S & DEANA K
654 EDWARDS BLVD
NEW BRAUNFELS TX 78132
Property #: 14
SP24-0007
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

Please leave our neighborhood as
is; we already have a ton
of people speeding through
there. Thanks.

(830) 708-3660

MCDONALD EILEEN F
1097 EDWARDS BLVD
NEW BRAUNFELS TX 78132
Property #: 27
SP24-0007
Case Manager: ML

FAVOR ☐
OPPOSE ☒

COMMENTS

I AM CONCERNED FOR MY ANIMALS AND
WHAT THE SECTOR PLAN ENTAILS.
THERE IS CURRENTLY A FENCE DEVIATING
PROPERTIES
WHAT IMPACT WILL THIS HAVE
ON THE AUGUSTER & MY WELL?

MSDD INVESTMENTS LLC
188 BLACK OAK DR
CANYON LAKE TX 78133
Property #: 32
SP24-0007
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

CARR THOMAS W & SUSAN
847 EDWARDS BLVD
NEW BRAUNFELS TX 78132
Property #: 29
SP24-0007
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

- 1) The entire project is over a major portion of Aquifer recharge zone.
- 2) Unclear how change in topography will affect flooding.
- 3) Will city/county remove trees on property line that die as a result of cutting roots. Removal would cause property owner a MAJOR EXPENSE;

LANDRY KATHY & KEITH RVCBL LVNG TRST 1-14-2021

1441 WHITE WATER
NEW BRAUNFELS TX 78132

Property #: 50
SP24-0007
Case Manager: ML

FAVOR ☐
OPPOSE ☒

COMMENTS

RAY JAMEY
5055 GOLD HAVEN DR
RICHMOND TX 77407
Property #: 51
SP24-0007
Case Manager: ML

FAVOR ☐
OPPOSE ☒

COMMENTS

New Braunfels is over-developed with no assurance there are enough resources - especially water.

PATTERSON JAMES N III & ELIZABETH B
1127 GLOURIE DR
HOUSTON TX 77055
Property #: 40
SP24-0007
Case Manager: ML

FAVOR ☐
OPPOSE ☒

COMMENTS

The development as shown will negatively impact enjoyment and property value of White Water Rd. homes. The plan as now shown is dramatically different than previously publicized and provides insufficient buffer from the river and its sensitive wooded bluff.

Houses built along Sector 29, Street E will be located at the top of the bluff, impacting the view from homes along White Water Road.

The Landscape Amenity Park shown on the steep wooded bluff along the river is not adequately explained and may result in the removal of trees and brush that provide privacy, wildlife habitat and beautiful views for White Water Rd. residents. Construction of trails and recreation amenities along the bluff may lead to degradation of soil and vegetation and harm to the natural environment.

Sector 26, labeled 'Resort' has no delineation. The plan is insufficient to judge the resort's impact on surrounding properties and the natural environment along the river.

FAVOR ☐
OPPOSE ☒

HARGROVE ROY W & FRANCES V
1381 WHITE WATER RD
NEW BRAUNFELS TX 78132
Property #: 52
SP24-0007
Case Manager: ML

COMMENTS

RILEY JAMES C JR
705 EDWARDS BLVD
NEW BRAUNFELS TX 78132
Property #: 60
SP24-0007
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

CONLON JOHN
1481 WHITE WATER RD
NEW BRAUNFELS TX 78132
Property #: 53
SP24-0007
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

HARLIN GLORIA V
850 BLUFF RIDGE CT
NEW BRAUNFELS TX 78132
Property #: 68
SP24-0007
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

JENKINS KATHY S & JERRY K

301 MAIN PLAZA #345

NEW BRAUNFELS TX 78130

Property #: 22

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☐

HARGROVE ROY W & FRANCES V

1381 WHITE WATER RD

NEW BRAUNFELS TX 78132

Property #: 51

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☒

OPPOSE ☐

CLUTTER FALLS LLC
2619 DEERFOOT TRL
AUSTIN TX 78704

Property #: 35

SP24-0007

Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

BRETZKE DAVE L ET AL
5424 RIVER RD
NEW BRAUNFELS TX 78132
Property #: 67
SP24-0007
Case Manager: ML

FAVOR ☐
OPPOSE ☒

COMMENTS

I don't see that my comments
would make any difference
since construction is
already underway.

MECKEL MARJORIE & DENNIS W JR

1161 EDWARDS BLVD

NEW BRAUNFELS TX 78132

Property #: 5

SP24-0007

Case Manager: ML

FAVOR ☐
OPPOSE ☒

COMMENTS

I oppose opening our
streets into our
neighborhood!

RAHE GUEST HAUS LLC
1161 EDWARDS BLVD
NEW BRAUNFELS TX 78132
Property #: 4
SP24-0007
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

I oppose opening our
streets into the
neighborhood!

MECKEL MARJORIE & DENNIS W JR
1161 EDWARDS BLVD
NEW BRAUNFELS TX 78132
Property #: 5
SP24-0007
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

I oppose opening the
streets into our
neighborhood!

PATTERSON JAMES N III & ELIZABETH B
1127 GLOURIE DR
HOUSTON TX 77055
Property #: 39
SP24-0007
Case Manager: ML

COMMENTS

FAVOR ☐
OPPOSE ☒

The river bluff along Veramendi is a beautiful unspoiled natural area with towering bald cypress and wildlife habitat. We have three primary concerns about the plan as modified:

- 1) Current development includes only a 30-foot buffer from the top of the bluff. That is inadequate to preserve views from our neighborhood. Section 29.3.1 Stream Buffer Overlay Code requires a 300' buffer from smaller streams. The sensitivity of this site warrants those requirements to be applied.
- 2) This Submittal increases the Resort from 64 acres to 165 acres, so resort development will now face homes directly across the river, rather than facing homes further separated from the river by neighborhood parks. Without detail about placement of facilities we cannot support the resort expansion as submitted.
- 3) The Landscape Amenity Park shown on the steep wooded bluff along the river is not adequately explained and may result in the removal of trees and brush that provide privacy, wildlife habitat and beautiful views for White Water Rd. residents.

RILEY JAMES C JR

705 EDWARDS BLVD

NEW BRAUNFELS TX 78132

Property #: 59

SP24-0007

Case Manager: ML

COMMENTS

FAVOR

☐

OPPOSE

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COMMENTS

FAVOR

OPPOSE